

# PRELIMINARY REPORT

## 2015: E17 – *Lauder Road*

**APPLICANT:** Harris County Engineering Department

**KEY MAP:** 414

**JURISDICTION:** City of Houston

**LAMBERT:** 5464

**DISTRICT/PRECINCT:**  
Harris County Pct.: 2

### **PROPOSAL:**

Harris County is requesting the realignment of Major Thoroughfare Lauder Road, between Aldine Westfield Road and John F. Kennedy Boulevard, on the Major Thoroughfare and Freeway Plan (MTFP)

### **APPLICANT'S JUSTIFICATION and HISTORY:**

The applicant states that this realignment request was previously submitted three years ago by the Harris County Flood Control (HCFCD), but was withdrawn. The reason for the previous withdrawal was that HCFCD's vision for the area was limited to acquisition of a large tract in 2012. Now, HCFCD has been authorized to acquire additional tracts of land, which were previously flooded, within the Castlewood subdivision. These property acquisitions propel the need for a new roadway corridor in the area.

The current alignment of Lauder Road crosses a detention pond, which the applicant suggests would reduce the detention volume needed for nearby developments. The Harris County Commissioners' Court recently authorized additional property acquisitions for flood control and flood mitigation purposes. The additional property will allow for a larger regional detention facility which will conflict with the existing alignment. HCFCD owns significant property in the vicinity and is authorized to acquire additional property through their floodplain buy-out program.

HCFCD does not want any impact to their proposed detention basin P500-06-00. The Harris County and the Harris County Flood Control District request is for the revised alignment to follow existing Lauder Road for the entire distance between Aldine Westfield Road and John F. Kennedy Boulevard, which would create a T-intersection at Aldine Westfield Road. Lauder Road has an existing right-of-way (ROW) of 80 feet. The applicant contends that this amendment would result in utilizing more of the existing road ROW and additional ROW would be obtained by 10-foot dedications by plat along the Lauder Road frontage.

The applicant states that development in this area is growing due to the Kennedy Greens South Commercial Development on the other side of John F. Kennedy Boulevard. This development dedicated additional ROW along Lauder Road. The applicant also suggests that if this amendment is not approved, more congestion may result by not having an adequate alignment for mobility purposes.

The Lauder Road/West Road alignment first appeared on the MTFP in 1957 as an alignment which extended from Lake Houston to present day North Eldridge Parkway. In 1960, the MTFP showed an alignment shift to the north between present day John F. Kennedy Blvd and Aldine Westfield Road.

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## POTENTIAL ALTERNATIVE:

In an effort to preserve the grid network and circulation in this area, the Planning & Development (P&D) staff will evaluate the reclassification of Gault Road and the addition of Greenranch Drive between Lauder Road and Aldine Westfield Road as Minor Collectors with 60' ROWs. The proposed Minor Collector classification allows for a 2-lane street design using flexible geometric design guidelines. Gault Road and Greenranch Drive already exist as local streets with varying 50 to 60 feet rights-of-way.